

**Attachment 1**Project No. #3036407-EG

City of Seattle

# Response to Guidelines: MUP Application for Design Review

**(Attach additional sheets as needed)**

1. Please describe the proposal in detail, including types of uses; size of structure(s), location of structure(s), amount, location and access to parking; special design treatment of any particular physical site features (e.g., vegetation, watercourses, slopes), etc

Proposed project is a 6-story, 63,400sf, 69 units apartment building with ground level retail and parking on L1 and L2. The site slopes up approximately 22' from south to north. parking access via alley to level 1 on the west, and via 1st Ave NW to level 2 on the east.

2. Please describe in narrative text and on plans any specific requests for development standard departures, including specific rationale(s) and a quantitative comparison to a code-complying scheme. Include in the MUP plan set initial design response drawings with at least four (4) colored and shadowed elevation drawings and site/landscape plan.

Departure #1: Driveway access (23.47A.032.A.1) - proposed request: driveway access to level 2 parking and community activity deck via 1st Ave.

Rationals :

- Allow for greater retail depth along NW 36th Street through the elimination of internal ramping
- Promoted the ability for vehicular traffic to enhance public spaces, Incorporation of a multi-purpose court within the parking area to add public life.

3. Please describe how the proposed design responds to the Early Design Guidance.

**- CS2-A-1. Sense of Place, CS2-C-1. Corner Sites, DC2-A-2. Reducing Perceived Mass**

residential-scaled massing response to both street frontages, its generous setback along the zone transition to the north, and the defined massing element at the street corner with shorter height and ground level patio space.

**- CS2-A-2. Architectural Presence, DC4-A-1. Exterior Finish Materials**

industrial materials - metal panel and corten through out the building for a cohesive design

**- PL2-D-1. Design as Wayfinding, PL3-A-2. Ensemble of Element, CS1-C-2. Elevation Changes, PL3-A.**

**Entries, PL1-A-2. Adding to Public Life, PL1-C-1. Selecting Activity Area**

Retail along 36th ave to match the current use and reinforce the consistency of the commercial frontage of the surrounding site. Outdoor corner patio space physically and visually connected to the commercial frontage. Residential entry at 1st ave NW to promote street activity and safety.

**CS2-D-2. Existing Site Features, PL1-A. Network of Open Spaces, DC1-C-3. Multiple uses, DC1-B-1.**

**Vehicular access and circulation, DC1-C-3. Multiple Uses**

incorporation of a multi-purpose court within the parking area to serve the residents as well as the surrounding neighborhood.